

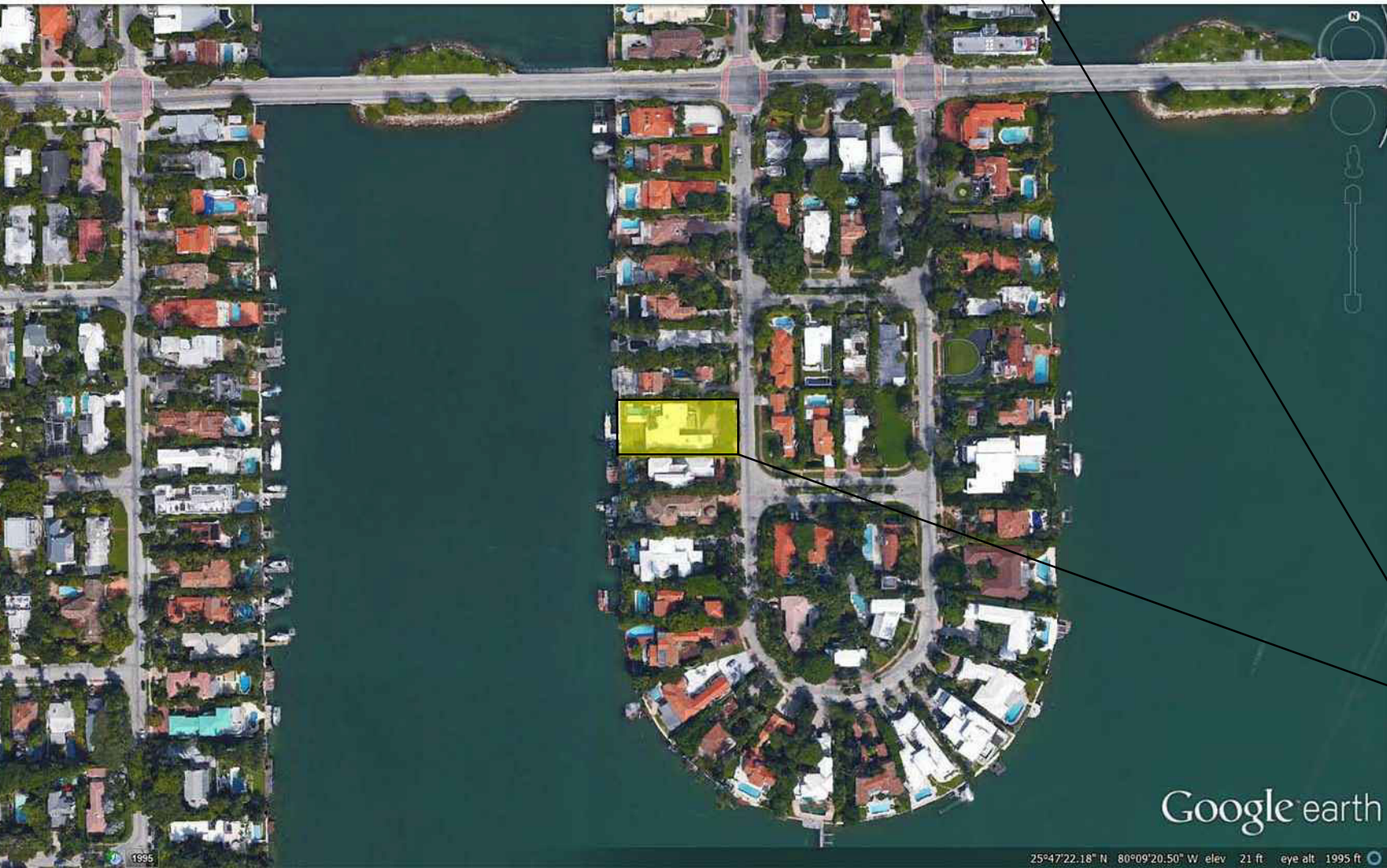
REQUEST FOR DRB APPROVAL FOR:



108 W RIVO ALTO DRIVE

DRB FINAL SUBMITTAL
APRIL 15, 2016

MIAMI BEACH, FLORIDA



108 W. RIVO ALTO DR
MIAMI BEACH, FL. 33139

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NEW RESIDENCE
108 WEST RIVO ALTO DRIVE
MIAMI BEACH, FLORIDA.

seal

Ralph Choeff
registered architect
AR0009679

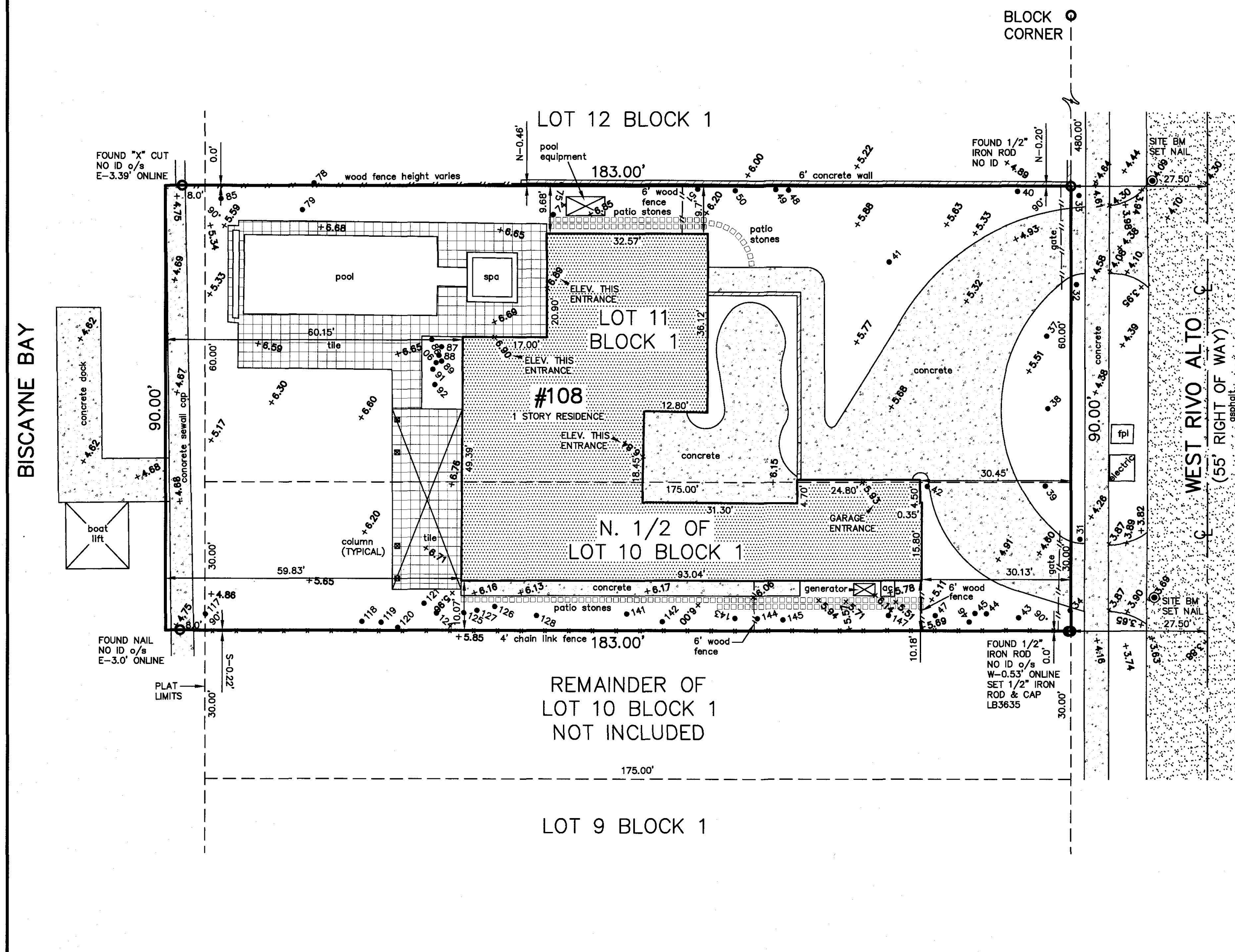
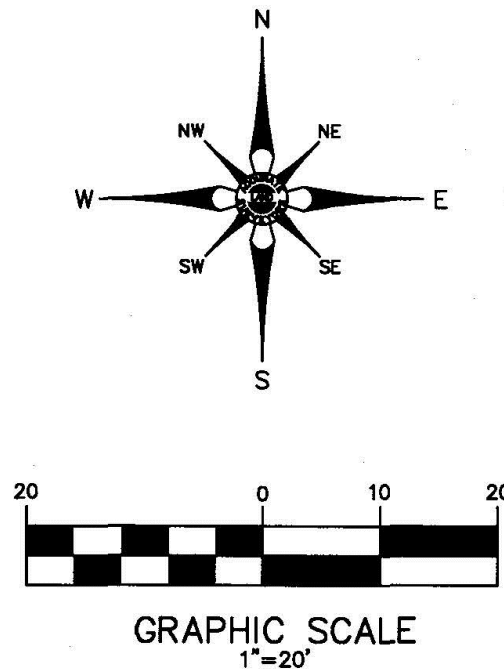
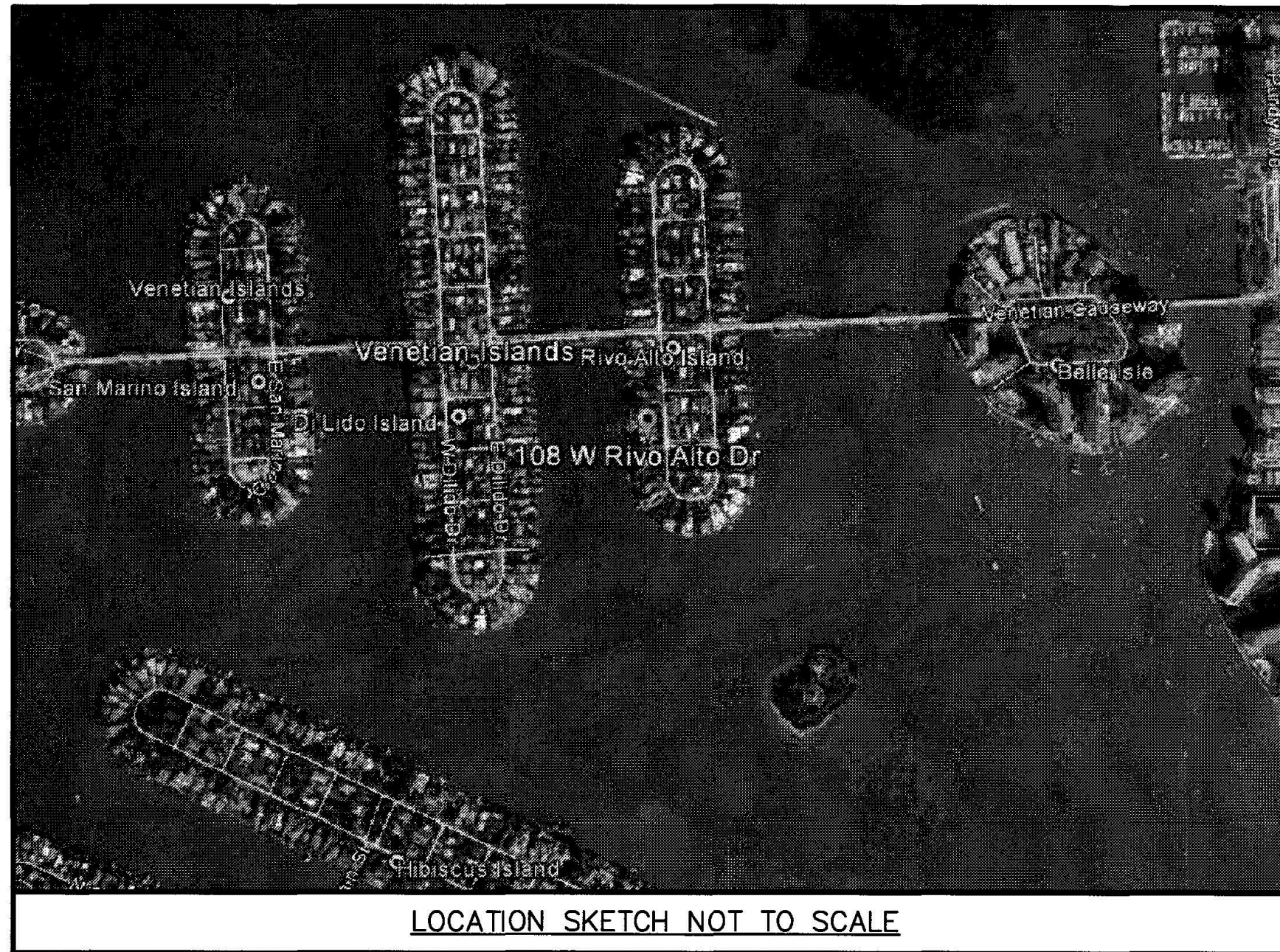
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date:
04/15/16

revised:

sheet no.

A-0.1



DATE OF FIELD SURVEY: 03-23-15	DRAWN BY: MLW
FIELD BOOK: ALS-SU-15-0886	CHECKED BY: MLW
REVISIONS	DATE BY
UPDATE/TOPOGRAPHIC & TREE SURVEY 16-0970	04-01-16 MLW

ACCURATE LAND SURVEYORS, INC.

L.B. #3635

1150 E. ATLANTIC BLVD.

POMPANO BEACH, FLORIDA 33060

TEL (954) 782-1441

FAX (954) 782-1442

BOUNDARY & TOPOGRAPHIC SURVEY

LEGEND OF ABBREVIATIONS:

A = CENTRAL ANGLE

A = ARC LENGTH

CB = CHORD BEARING

R = RADIUS

R/W = RIGHT OF WAY

P.C. = POINT OF CURVATURE

P.T. = POINT OF TANGENCY

WM = WATER METER

OH = OVERHANG

N = NORTH

S = SOUTH

E = EAST

W = WEST

CONC. = CONCRETE

D.B. = DEED BOOK

CLF = CHAIN LINK FENCE

BLVD. = BOULEVARD

ENCH. = ENCH.

I.P. = IRON PIPE

I.R. = IRON ROD

P.R.M. = PERMANENT REFERENCE MONUMENT

N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM

U.E. = UTILITY EASEMENT

D.E. = DRAINAGE EASEMENT

A.E. = ANCHOR EASEMENT

MAINT. = MAINTENANCE

ESMT. = EASEMENT

ELEV. = ELEVATION

B.M. = BENCHMARK

ELEVATIONS BASED ON N.G.V.D

SQ. FT. = SQUARE FEET

P.C.P. = PERMANENT CONTROL POINT

P.B.C.R. = PALM BEACH COUNTY RECORDS

P = PLAT

N&D = NAIL & DISC

P.O.C. = POINT OF COMMENCEMENT

P.O.B. = POINT OF BEGINNING

A/C = AIR CONDITIONER

FND. = FOUND

CHATT. = CHATTAHOOCHEE

F.P.L. = FLORIDA POWER & LIGHT

N.T.S. = NOT TO SCALE

B.C.R. = BROWARD COUNTY RECORDS

D.C.R. = DADE COUNTY RECORDS

P.B. = PLAT BOOK

O.R.B. = OFFICIAL RECORDS BOOK

F.F. = FINISHED FLOOR

GAR. = GARAGE

C/L = CENTERLINE

MH = MANHOLE

(M) = MEASURED

LP = LIGHT POLE

T = TREE

STREET ADDRESS:

108 West Rivo Alto Miami Beach, Florida 33139

LEGAL DESCRIPTION:

Lot 11 and the North 1/2 of Lot 10, Block 1, of RIVO ALTO ISLAND, according to the Plat thereof, recorded in Plat Book 7, at Page 74, of the Public Records of Miami-Dade County, Florida; together with a strip of land 8.00 feet wide adjacent to the Westerly boundary of said Block 1 and bounded by the extension Westerly of the Northerly and Southerly lines of the above described property.

NOTES:

1. Unless otherwise noted field measurements are in agreement with record measurements.

2. Bearings shown hereon are based on a bearing of N/A.

3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.

4. Ownership of fences and walls if any are not determined.

5. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.

6. This survey is made for the exclusive use of the certified hereon, to be valid one year from the date of survey as shown hereon.

7. Perimeter area of the subject property is 16,470 square feet, or 0.3781 acres, more or less.

8. Arborist note: Note regarding trees surveyors scope is to identify trunk diameter and position. Certified arborist must determine species.

FLOOD INFORMATION:

Community name and number: Miami Beach 120651

Map and panel number: 12086C0317L

Panel date: 09-11-09

Index date: 09-11-09

Flood zone: "AE"

Base flood elevation: 9'NGVD1929

BENCHMARK INFORMATION:

Miami-Dade County Benchmark #D-169

Elevation = 7.88'NGVD1929

EASEMENTS ACCORDING TO THE AFOREMENTIONED PLAT:

None.

ENCROACHMENTS ACCORDING TO THE AFOREMENTIONED PLAT:

Driveway in road right of way along the East boundary.

Dock and boat lift in Biscayne Bay along the West boundary.

CERTIFY TO:

The Salazar Law Firm, P.A.

Old Republic National Title Insurance Company

Mark Gold

Sabadell United Bank, N.A.

CERTIFICATION:

This is to certify that I have recently surveyed the property described in the foregoing title caption and have set or found monument as indicated on this sketch and that said above ground survey and sketch are accurate and correct to the best of my knowledge and belief. I further certify that this survey meets Minimum Technical Standards under Rule 5J-17.052 adopted by the Florida Board of Land Surveyors, January 11, 2010.

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

SEAL

ROBERT L. THOMPSON (PRESIDENT)

PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA

SHEET 1 OF 1

SCALE 1"=20'

SKETCH NUMBER SU-15-0886

NEW RESIDENCE
108 WEST RIVO ALTO DRIVE
MIAMI BEACH, FLORIDA.

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Ralph Choeff
registered architect
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revised:

sheet no.

A-0.3

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(f) 305.892.5292

SURVEY PLAN
SCALE: NTS

EXISTING SITE DATA

EXISTING LOT SIZE: 16,266 S. F.
(100%)

BLDG. LOT COVERAGE:
MAIN HOUSE 3,420 S. F.

TOTAL BLDG. LOT COVERAGE: 3,420 SQ. FT.
(21.0%)

EXISTING BUILDING DATA

MAIN HOUSE:	
FIRST FLOOR (AC)	3,184 S. F.
SECOND FLOOR (AC) (N/A)	0 S. F.

TOTAL (AC): 3,184 S. F.

GARAGE (NON A/C) (500-500) Ø S. F.

TOTAL (NON AC): 0 S.F.

TOTAL UNIT SIZE (AC + NON AC): 3,184 SQ. FT.
(19.6%)

EXISTING FRONT SETBACK CALCULATIONS

AREA: 1,800 S. F. 100%

IMPERVIOUS AREA: 956 S. F.

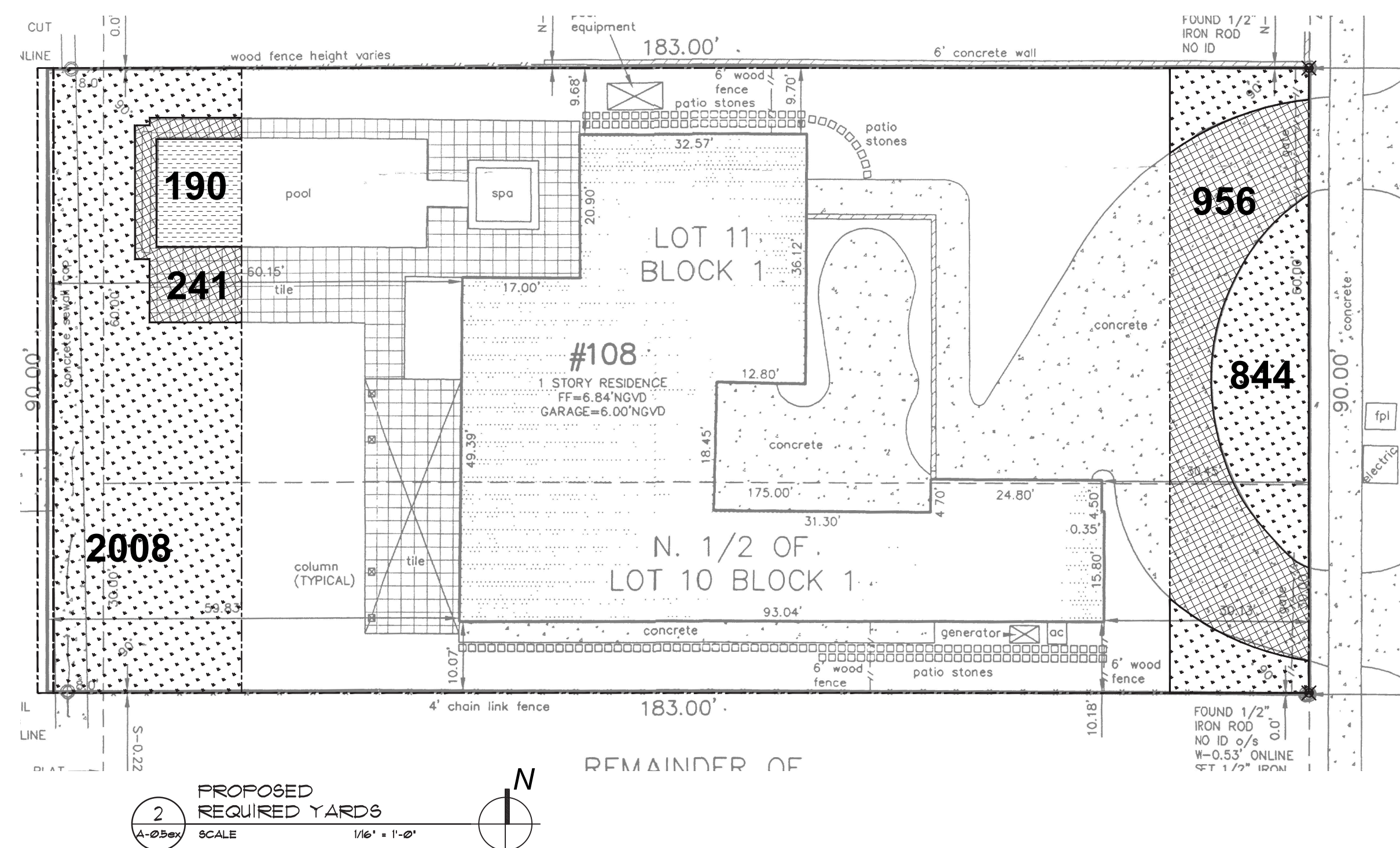
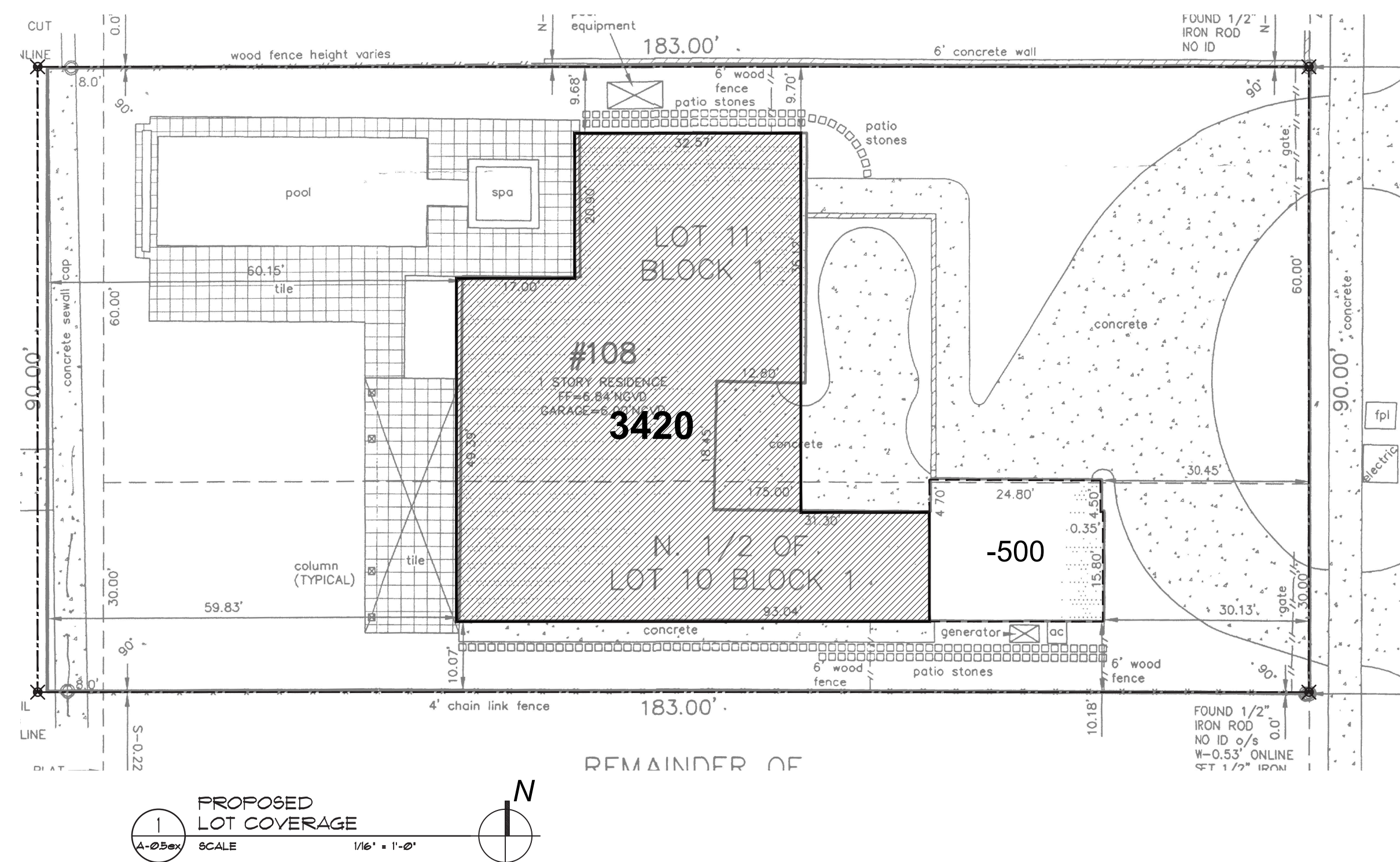
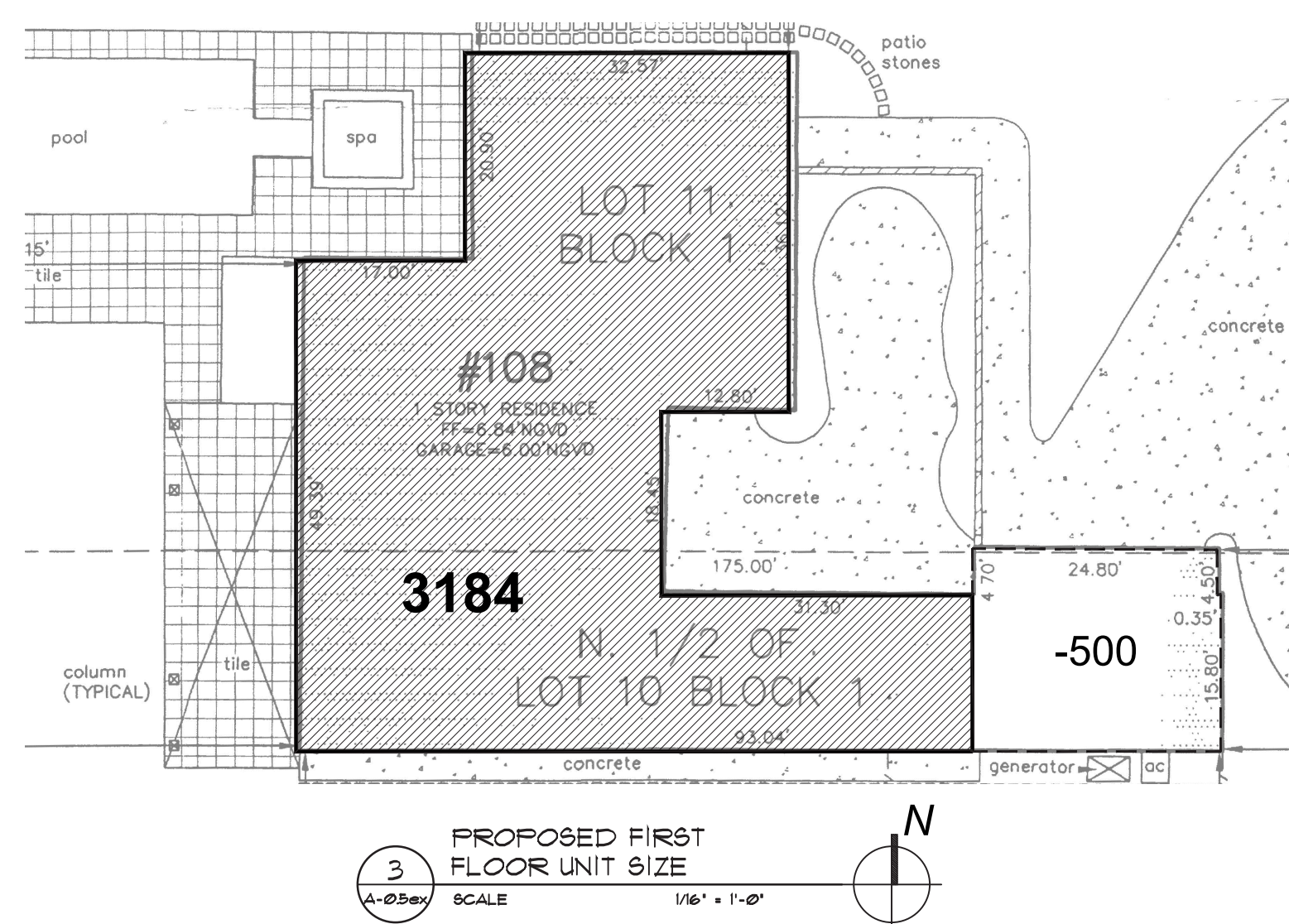
LANDSCAPE AREA: 844 S. F. 46.9%

EXISTING REAR SETBACK CALCULATIONS

AREA: 2,439 S. F. 100%

IMPERVIOUS AREA: 241 S. F.

LANDSCAPE AREA: 2,198 S. F. 90.1%





01



02



03



04



05



06

